Entered on Docket November 15, 2018

EDWARD J. EMMONŚ, CLERK U.S. BANKRUPTCY COURT NORTHERN DISTRICT OF CALIFORNIA

Adam P Thursby, Esq. (SBN 318465) 1 Kristin A. Zilberstein, Esq. (SBN: 200041) 2 Jennifer R. Bergh, Esq. (SBN 305219) The following constitutes the order of the Court. LAW OFFICES OF MICHELLE GHIDOT Signed: November 14, 2018 3 1920 Old Tustin Ave., ale Norock Santa Ana, CA 92705 4 Ph: (949) 427-2010 5 **Charles Novack** Fax: (949) 427-2732 U.S. Bankruptcy Judge athursby@ghidottilaw.com 6 7 Attorney for Movant Bosco Credit, LLC 8 9 UNITED STATES BANKRUPTCY COURT 10 NORTHERN DISTRICT OF CALIFORNIA 11 OAKLAND DIVISION 12 13 In Re: CASE NO.: 18-42125 JOSE A LOZA 14 CHAPTER 13 15 Debtor. RS No.: MRG-100 16 **ORDER ON MOTION FOR** 17 **RELIEF FROM THE** 18 **AUTOMATIC STAY** 19 Date: 11/09/2018 Time: 10:00AM 20 Ctrm: 215 21 Place: U.S. Bankruptcy Court 1300 Clay Street 22 Oakland, CA 94612 23 Judge: Charles Novack 24 25 26 27 28

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The motion of Bosco Credit, LLC, its successors and/or assignees, relief from the automatic stay came on regularly for hearing by the Court on the date, time and place set forth above, before the Honorable Charles Novack. All appearances are as noted in the court record.

Upon reading the papers and pleadings on file herein, and upon hearing oral argument and abased on the evidence presented, the Court fules as follows:

IT IS HEREBY ORDERED that the automatic stay provisions of 11 U.S.C. §362 be and are hereby terminated with respect to the interests of Bosco Credit, LLC, its successors and/or assignees, in the real property commonly known as 335 Burbank Road, Antioch, CA 94124.

IT IS FURTHER ORDERED that Bosco Credit, LLC, its successors and/or assignees, may proceed with post-foreclosure remedies, including any unlawful detainer action, in accordance with applicable law.

IT IS FURTHER ORDERED that the fourteen day stay described in Bankruptcy Rule 4001(a)(3) is waived upon relief.

IT IS FURTHER ORDERED that Bosco Credit, LLC, its successors and/or assignees shall be permitted to communicate with the Debtors and Debtors' counsel to the extent necessary to comply with the applicable nonbankruptcy law.

END OF ORDER

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